

District VI Advisory Board  
Minutes  
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Monday  
September 8, 2014  
6:30 PM

Evergreen Park & Recreation Center  
2700 N Woodland, Wichita, KS 67204  
Lounge Clubroom

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The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Park & Recreation Center Lounge Clubroom 2700 N. Woodland, Wichita, KS 67204. There were six district advisory board members in attendance, five City staff and four members of the public who signed in.

**Members Present**

Carmen Gard  
Deborah Sanders  
Denise O'Leary Siemer  
Gregory Boyajian  
Scott Dunakey  
Steve Mason

**Staff Present**

Lt. Merle Bumgarner, WFD Station 7  
Spencer Dixon, WFD Station 7  
Bill Longnecker, MAPC  
Officer Steve Jerrel, WPD Patrol North  
Martha Sanchez, Community Liaison

**Members Absent**

Joe Weihe

**Guests**

Listed on last page

**Council Member Miller** called the meeting to order and welcomed everyone.

**Approval of Agenda**

The agenda was approved as submitted. **Motion passed: (4/0)**

**Approval of Minutes**

The minutes for August 4, 2014, were approved. **Motion passed: (4/0)**

**Public Agenda**

**1. Scheduled items:**

**Laura Meyers, Sedgwick Co. Emergency Communications**, spoke to the DAB members regarding the increasing accidental cellphone calls to 911. Last year the dispatch center received over 80,000 accidental calls. Sedgwick Co. Emergency Communications has started the "Don't Play around Lock It Down" campaign to bring awareness.

**DAB?** What other public service announcements is Sedgwick Co. Emergency Communications using? **A:** NPR radio station, USD 259 and attending other neighborhood meetings.

**Council Member Miller:** We invite Sedgwick Co. Emergency Communication to be part of the City 7 programing.

**DAB:** I would also encourage the use of social media to increases the effectiveness of the campaign.

\*\*\*\*\***Action: Received and file**

**2. Off-agenda items: None**

\*\*\*\*\***Action: Received and file**

**Staff Presentations**

**3. Wichita Police Department**

**Officer Steve Jerrel, WPD Patrol North**, gave a brief update on the activities in Patrol North. A prolific burglar in the area has been released on parole. The suspect tends to go door-to-door during the day

soliciting employment. Once the suspect gains the knowledge of the location of sheds and valuables; he then goes back during the night to break-in and steal items. On August 18, 2014, a special assignment was issued to address a citizen complaint at the corner of 18<sup>th</sup> and Porter. The complaint was that vehicles were not coming to a complete stop at the intersection. Since the start of the assignment, 53 ticket violations have been issued. Officers will continue to have a presence and monitor the intersection. The WPD, Traffic Engineering, Public Works and USD 259 are working together to address the parking issues at the Woodland Elementary School. In 49 Beat, a serial burglar was apprehended with the aid of surveillance and forensic evidence. The Investigations Department is following-up on the drive-by shooting that occurred at 29<sup>th</sup> and Salina. The Patrol North Facebook page will be re-launched to engage citizens via social media.

**DAB?** Is the suspect wearing a GPS device? **A:** Not at the moment, parole officer will only order a GPS device to place on a parolee after a violation has taken place.

**DAB?** Can you give a description of the suspect? **A:** Male, White, 5'11", 185lbs, dark hair, and has dark complexion.

\*\*\*\*\***Action:** Receive and file.

#### **4. Wichita Fire Department**

**Lt. Merle Bumgarner, WFD Station 7**, gave a brief update on the activities at Station 7. The WFD is encouraging citizens that have questions or don't have smoke alarms in their homes to contact WFD Hot Line at 316-268-4510 for assistance. Station 7 will be conducting their annual life safety inspection of fire extinguishers, fire escape routes and fire alarm systems for about 60 commercial businesses in District VI. In the next few weeks the WFD will also be inspecting and flushing out water hydrants, insuring that they are in proper working condition.

\*\*\*\*\***Action:** Receive and file.

#### **New Business**

#### **5. ZON2014-00021**

**Bill Longnecker, MAPD**, presented case ZON2014-0021 city zone change from General Office (GO) to Limited Commercial (LC) for a restaurant, generally located at 1109 N. Topeka Ave. Longnecker explained that 0.23 acre lot has a 3,816 square foot office located on it. The office building was originally built in 1886 as a single-family residence. In 1983 the office building was added to the National Historic Register. The applicant proposes to convert the 3,816-square foot building into a restaurant that would allow 75 customers. The GO zoning district does not permit restaurants. Restaurants are first permitted in the NR Neighborhood Retail zoning district, however they shall not exceed 2,000-square feet in gross floor area, nor shall they provide any drive-up window service or in-vehicle food service. Delivery and carry-out services are acceptable; Unified Zoning Code, UZC Sec. III-D.6.t... A restaurant requires one on-site parking space per three customers; the proposed restaurant would need to provide 25 on-site parking spaces. A review of an aerial of the site shows maybe 10-12 parking spaces on the site, which would allow 30-36 customers. On-site parking would need to be resolved through off-site parking or a variance. The applicant was present to address in any questions or concerns.

Several members of the DAB expressed concerns regarding the limited parking available for the proposed allowable customers.

**DAB?** What is the difference in Neighborhood Retail (NR) and Limited Commercial (LC)? **A:** In NR you are limited to a 2,000-square foot floor plan for a restaurant and no drive-thru service.

**Council Member Miller?** In the staff report under provisions of the protective overlay it states that "all uses permitted by right in the NR Neighborhood Retail zoning district"; does this mean that they are limited to only those uses? **A:** Yes, they are limited to the uses within Neighborhood Retail zoning.

**DAB?** Does the proposed 2,000-square foot plan for the restaurant limit the number of occupants? **A:** Yes, occupants are not solely limited on a square footage of the building or plan; it's a combination of factor that the Fire Marshal takes into account to set an occupant limit.

**DAB?** If a trash collection dumpster or grease trap occupied parking space, would that affect the onsite parking requirements? **A:** Yes, in that case they would have to have an approved variance for the required parking spaces.

**Gladys Hoefer, President of Historical Midtown Citizens Association (HMCA)**, spoke to the DAB on behalf of the HMCA supporting the approval of rezoning with the protective overlay, limiting the property use to Neighborhood Retail zoning in concurrences with the MAPC.

**\*\*\*\*\* Action: (Dunakey / Sanders) made a motion to recommend approval with the addition of the amended protective overlay.**

- (1) The uses allowed are those allowed by right in the NR Neighborhood Retail zoning district. Restaurants may exceed 2,000-square feet of gross floor area, but are not permitted with drive-up window service or in-vehicle food service.**
- (2) Maximum occupancy for the restaurant may be 30-36 customers upon confirmation of the available on-site parking as provided by a site plan. Fire shall post the maximum occupancy, as determined by the approved site plan. More customers may be allowed with either an approved variance to the UZC's parking standards or approved off-site parking, per the standards of the UZC as shown on a site plan.**

**Motion passed: (5-0)**

#### **Board Agenda**

##### **6. Problem Properties**

There were no problem properties submitted.

##### **7. Neighborhood Reports**

There were no neighborhood reports given

#### **Updates from Council Member**

##### **Announcements**

The next DAB VI meeting will be held on Wednesday, September 17, 2014

##### **Guests**

Gladys Hoefer

BJ Sheu

Steven Paul

Laure Meyers

Respectfully Submitted

Martha Sanchez, Community Liaison District VI